

# Housing Chapter Task Force

## Saint Paul Comprehensive Plan 2008

October 18, 2006

# Introductions

- Jim Bellus, Chair
- Task Force Members
- PED Staff:
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# Task Force Overview

- Charge: advisory to the Planning Commission, Mayor, and City Council
- Consists of housing professionals and representatives of the public
- Gives ideas to frame issues and discusses topics
- Reviews plan draft
- Recommends draft to Planning Commission and City Council

# Task Force Schedule

- **Task Force Discussions:**
  - Oct 06 – June 07
- **Staff Work on Draft:**
  - July 07 – Sept 07
- **Task Force Review:**
  - Oct 07 - Dec 07
- **Public Review: Jan – Aug 2008**
- **City Adoption: Sept – Dec 2008**

# Community Comment Meetings

- Opportunities for members of the community to give input
- Planned for November 29, 2006, and March, June, and September 2007.
- Notice posted on City website and the Pioneer Press and mailed to community organizations.

# The Comprehensive Plan

- Guide City policies in the next decade
- Required of municipalities every 10 years
- Five chapters: land use, housing, transportation, parks and recreation, and water
- Subject to Met Council review
- Deadline: December 2008

# Existing Plans

- 1998 Comprehensive Plan
  - Housing Chapter
  - Annual Housing Action Plan
- HUD Consolidated Plan
- Plan to End Homelessness (St. Paul /Ramsey County)

# 1998 Comprehensive Plan Housing Chapter Summary

- Key Trends:
  1. Empty nest households flood the market
  2. Rising number of young households and immigrant families create a sustained demand for modest cost housing
  3. Rising values in many neighborhoods. Rental vacancy rates at an all time low



# 1998 Plan Key Trends (continued)

4. Property values in some neighborhoods stagnant or falling
5. Poverty is persistent
6. Discrimination continues

# 1998 Comprehensive Plan

## Strategies:

- Take care of what we have
- Meet new market demand
- Ensure availability of affordable housing
- Guide corridors for growth and treat neighborhoods as urban villages (from Land Use Plan)

# Housing Action Plans

- Called for in the Housing Plan
- Outline specific implementation actions and objectives
- Annual plan until 2005; last adopted in April 2005

# Homeless Plans

- 1999 St. Paul/Ramsey County Five-Year Low Income Housing and Homeless Services Report and Plan
- The Plan to End Homelessness in Saint Paul-Ramsey County
  - Part One: Ending Long-Term Homelessness
  - Part Two: Heading Home Ramsey

# Consolidated Plan 2005

- Five-year planning document
- Submitted to HUD for CDBG, HOME, and Emergency Shelter Grant
- Contains strategies on affordable housing, including low-income (<30% of AMI) housing, supportive housing, publicly assisted affordable housing, housing rehabilitation, homeownership, and more.

# City's Housing Policies

- Affordable new housing production
- Preservation of existing affordable housing
- Economic integration
- Locational choice
- Vendor outreach and affirmative action programs
- Sustainable, green, and energy efficient development

# Current City Initiatives

- Downtown/Riverfront Revitalization
- Central Corridor
- Sustainable City Program / Healthy Neighborhoods Initiative

# A Lens for the Future

- Long-term view: St. Paul, the next 25 years
- Assumptions relevant to housing:
  - more population & more diverse population
  - less money • jobs/housing mismatch
    - changing transportation needs
    - increased poverty & disparity
  - increasing costs of housing and energy
- To protect: Sense of place, neighborhoods and housing, and diversity
- To proactively address: Density, downtown/riverfront, and inner-city neighborhoods



# A Lens for the Future

- Implications for the Housing Plan?
  - Increased residential density is needed
    - the need for tax base growth, given the lack of land
  - Strong neighborhoods must be protected
  - All-income and special needs housing are both important
  - City subsidy is a finite resource and must be targeted

# Scoping Report

- Saint Paul snapshot, 1990-2000:
  - Population increase
  - Large increase in nonwhite population (17.7% nonwhite in 1990, vs. 33% in 2000, mainly foreign-born/limited English-speaking)
  - Added young people (under 25), lost older people (over 65)
  - Median household income increased more than the rate of inflation
  - Housing costs grew modestly
  - Educational attainment of adults remained high

# Scoping Report

## Significant Issues:

1. Housing near transit lines & downtown will continue
2. Existing housing stock needs maintenance, improvement

## Significant Trends:

1. Demographic change & emerging markets – baby-boomers, immigrant families, young people entering housing market
2. Decreasing affordability of home ownership
3. Sustainability – more energy-efficient housing needed

# Guest Presentation

- Jim Anderson, Ramsey County Human Services – Housing and the Homeless



# Next Steps

- Next meeting: Demographics and Housing Analysis
- Discussion Topic:
  - Demographic trends and implications on housing



# Questions / Comments

